

## Concerns and Benefits (Fishbone)

### Benefits

#### Jobs, self-employment

- Vacation rentals do produce jobs. What percentage of maintenance workers (cleaning, repairs, landscaping) receive health insurance and other benefits in their work with vacation rental/real estate agencies and independently? Hotel workers do receive these benefits though their wages may be lower?
- By having short-term rental, I not only provide myself and my family housing, I have provided myself and others a job and therefore have not “taken” any one else’s job.
- Every time a vacation renter leaves, housekeepers make much better wages than working for the hotels and have freedom to choose employment.

#### Tax Revenues

- Have county tax vacation/short term rentals, \$ would go directly to the county to benefits schools, etc.

#### Less Occupancy With Single Family/ Less Stress on Infrastructure

- I was happy to have my neighbor go to short-term rentals-when it was long term each couple had 2 cars and when they had friends over it was 4 or 5 extra cars. No more domestic violence complaints and now only one extra car on the property.

#### Supports, Shops, Restaurant/ Small Business

- The economy is dependent on visitors would prefer private homes.

#### Owners generate income to offset expenses, taxes, etc.

- Huge-My taxes have gone from \$6,000/ yr to 30,000 today.
- The income allows our family to keep our properties that our parents worked to acquire.
- Where are all the middle class jobs? Having a short-term rental was the only way I could afford a house here after 18 years.

#### Diversifies Visitor Accommodations

- Sharing the beauty and serenity of Kauai-spreading aloha!
- Volume needs to be calculated into de facto visitor count-with general plan set visitor target ceiling.
- A large number of repeat visitors want to be away from the beach and enjoy the mountains and waterfalls.

### Concerns

#### Constriction of local lifestyle

*(No comments were received in this area)*

#### Change in community

- Vacation Homes are available around the world. If they are not available in Hawaii, the guest will go elsewhere.

-To the residents that have the same complaints—do they investigate the claims and gather data? We want vacation rentals treated as viable and contributing member of the tourism industry.

-Eliminating vacation rentals pushes the visitors to the hotels so more people have to be employees of the hotels rather than self-employed for high wages.

#### Increase in property values

-Property tax structure (comparables and sales nearby basis of valuation) is very much part of the problem. People in costal areas can't afford taxes and have to move in vacation rental business.

-Not true- supply and demand does not care about rentals.

-Enforcement (DLNR and County) problem and was from the beginning.

-The complaints from the opponents are often outlandish. Like overstressed infrastructure, traffic, increase in property values and we want the state to fund a fact-finding study.

#### Shifted population (i.e. less kids in school)

-Eliminating vacation rentals will not increase owner occupancy or long-term rentals where the property values are so high Properties will likely be sold to wealthy non-occupants.

#### Housing

-Vacation rentals proliferate in many ways. Latest is time-share homes. One has been built in neighborhood at Princeville, which at least is a visitor destination area. This is very blatant commercialization of a residential area. Weke Rd-dense unit vacation rental being built

#### Noise/Nuisance

We have a vacation rental in our street and the noise is unbearable. 20 young people, 12-14 trucks, beer cans all over and staying up to 1-2 am. Fist fights and yelling.

-Minor if any.

-Less than the long term tenants in our neighborhood.